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Ontario. Ministry of Housing
Report - rent survey



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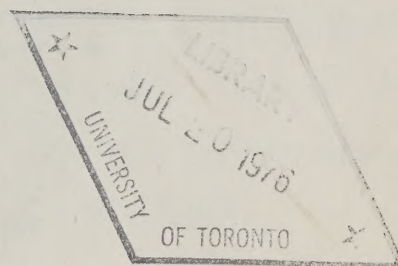
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★ Report

RENT SURVEY

Conducted for:
ONTARIO MINISTRY OF HOUSING
TORONTO, Ontario



Prepared by:
Elliott Research Corporation Ltd.,
Toronto, Ontario

August, 1975

MINISTRY OF HOUSING
SUMMARY OF RENT SURVEY

INTRODUCTION

A telephone survey was conducted with 800 randomly selected apartment dwellers in the Metro Toronto area. The main objective of the survey was to establish the rate of increase in rents over the last 12 months. At the same time other questions regarding apartment living and attitudes toward ownership were examined. Of the 800 households interviewed, 415 experienced rent increases while occupying their present rental unit.

HIGHLIGHTS OF THE SURVEY

- The overall average rent increase over a 12 month period was 11.74% and 78.6% of all rent increases were less than 15%.

Rent Increase %	Distribution of Respondents %
0 - 5%	28.2
6 - 10%	29.9
11 - 15%	20.5
16 - 20%	12.3
21 - 25%	3.9
26 - 30%	1.8
31%+	<u>3.4</u>
	100.0

- The average rent for a one bedroom apartment in Metro Toronto is \$183.00 and \$219.00 for a two bedroom apartment.

(Cont'd)

- Of those respondents who answered questions on income, 70% paid less than 23% of their income on rent.
- Of all households interviewed, 85% are currently on a lease and of these, 52% are on a 2 year lease. Only 40 out of 676 tenants on leases had escalation clauses relating to taxes, hydro, or a fixed yearly increase.
- Notwithstanding current publicity relating to excessive rents, 56% of the respondents considered their rents fairly priced or under priced.
- Opinions on cleanliness, maintenance, and service reliability were rated from very poor to very good on a scale of 1 to 5. The overall average rating in all catagories was at least 4 - good.
- Anticipated rent increases are in the area of 14%.
- About 35% of all respondents were living in "adult-only" buildings. However, 43% of all dwelling units were either bachelor or one bedroom apartments. Therefore, of those units suitable for family accommodation, less than 35% are designated "adult-only".

(Cont'd)

- Of all respondents, 26.8% indicated an intention to buy their own residence within two years while 31% considered themselves financially unable to purchase their own residence.
- Respondents living in buildings 10 years or older experienced lower rent increases than respondents living in buildings less than 10 years old.

29/8/75

DISTRIBUTION OF RENT INCREASES

TABLE 1

Rent Increase	Bach.	1 b.r.	2 b.r.	3 b.r.	4 b.r.	Total	%	Cum. %
0 - 5%	11	49	46	10	1	117	28.2	28.2
6 - 10%	5	53	50	16	0	124	29.9	58.1
11 - 15%	2	29	40	14	0	85	20.5	78.6
16 - 20%	1	20	22	8	0	51	12.3	90.9
21 - 25%	0	4	12	0	0	16	3.9	94.8
26 - 30%	0	1	5	2	0	8	1.8	96.6
31+	1	5	8	0	0	14	3.4	100.0
	20	161	183	50	1	415		

TABLE 2AVERAGE RENTS

Unit Type	No.	Average Rent
bachelor	39	\$139.92
1 bedroom	304	\$182.51
2 bedroom	344	\$218.21
3 bedroom	111	\$261.49

TABLE 3Rent as a Percent of Income

Income Range	Distribution*	Average Rent as .% of Average Income
0 - \$ 7500	16%	48.4
7501 - 10000	15%	29.5
10001 - 12500	13%	22.8
12501 - 15000	15%	19.8
15001 - 20000	22%	15.2
20001+	20%	12.3

* Does not include 207 respondents who did not give income information.

★ Foreword

During the period of June 5 to July 24, 1975, Elliott Research Corporation conducted a survey on rents and rental accommodation in the Metropolitan Toronto area.

This study was conducted by the telephone interviewing method with all respondents being selected by name from the Metropolitan Toronto telephone directory, following standard marketing research random sampling procedures.

All respondents were renting their accommodations. However, renters of rooms and houses were not included. Further, all respondents paid their rent to a private landlord as opposed to a government or government agency. In instances where a respondent dwelt in a building governed by rent controls, or a limited dividend building, that respondent was not included in the study.

The following report contains detailed replies to the questions asked together with a copy of the actual questionnaire used in this study.

TABLE I

Question: What is your present dwelling type? Is it a(n).....
 How would you best describe the apartment unit in which you live?
 Does this building/complex that you live in contain -
 Could you please estimate the age of this building/complex?

	TOTAL	
	No.	Pct.
ALL RESPONDENTS	800	100%
<u>TYPE OF DWELLING:</u>		
Apartment	750	94
Duplex	21	2
Townhouse complex	29	4
<u>NO. OF ROOMS:</u>		
Bachelor	39	5
1 bedroom	304	38
2 bedrooms	344	43
3 bedrooms	111	14
4 bedrooms	2	*
<u>NO. OF UNITS:</u>		
Less than 6 units	58	7
6 units or more	739	92
Not sure	3	1
<u>AGE OF BUILDING:</u>		
Less than 6 months	1	*
6 months to 1 year	14	2
1 - 3 years	51	6
3 - 5 years	62	8
5 - 10 years	253	32
10 - 20 years	279	35
More than 20 years	87	11
Don't know	53	6

* Less than 1%

TABLE II

	TOTAL		TOTAL NO. WHO HAD A % OF INCREASE IN RENT	
	No.	Pct.	No.	Pct.
ALL RESPONDENTS	800	100%	415	100%

TYPE OF DWELLING:

Apartment	750	94	386	93
Detached	21	2	13	3
Rowhouse	29	4	16	4

AGE OF BUILDING:

Less than 6 months	1	*	1	*
6 months to 1 year	14	2	1	*
1 years	51	6	17	4
2 years	62	8	24	6
3 years	253	32	123	30
4 years	279	35	169	41
More than 20 years	87	11	57	14
Don't know age	53	6	23	5

* Less than 1%

TABLE II (cont'd)

PERCENTAGE OF INCREASE 0-5%											
UNIT TYPE											
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
117	100%	11	100%	49	100%	46	100%	10	100%	1	100%
ALL RESPONDENTS											
109	93	10	91	49	100	43	94	7	70	-	-
3	3	1	9	-	-	2	4	-	-	-	-
5	4	-	-	-	-	1	2	3	30	1	100
TYPE OF DWELLING:											
Apartment											
Duplex											
Townhouse											
AGE OF BUILDING:											
1	1	-	-	-	-	1	2	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
2	2	1	9	1	2	-	-	-	-	-	-
7	6	1	9	1	2	5	11	-	-	-	-
31	26	1	9	13	27	12	26	5	50	-	-
49	42	4	37	23	47	19	41	2	20	1	100
19	16	2	18	8	16	6	13	3	30	-	-
8	7	2	18	3	6	3	7	-	-	-	-

TABLE II (cont'd)

PERCENTAGE OF INCREASE 6 - 10%											
UNIT TYPE											
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
124	100%	5	100%	53	100%	50	100%	16	100%	-	100%
ALL RESPONDENTS											

TYPE OF DWELLING:

Apartment
Duplex
Townhouse

117	94	5	100	52	98	45	90	15	94	-	-
3	3	-	-	1	2	2	4	-	-	-	-
4	3	-	-	-	-	3	6	1	6	-	-

AGE OF BUILDING:

Less than 6 months
6 months to 1 year
1 - 3 years
3 - 5 years
5 - 10 years
10 - 20 years
More than 20 years
Don't know age

-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
5	4	1	20	2	4	1	2	1	6	-	-
7	6	-	-	1	2	3	6	3	19	-	-
39	31	-	-	14	26	18	36	7	44	-	-
52	42	3	60	24	45	21	42	4	25	-	-
15	12	1	20	10	19	4	8	-	-	-	-
6	5	-	-	2	4	3	6	1	6	-	-

TABLE II (cont'd)

PERCENTAGE OF INCREASE 11 - 15%											
UNIT TYPE											
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
85	100%	2	100%	29	100%	40	100%	14	100%	-	100%
ALL RESPONDENTS											
78	92	2	100	29	100	35	88	12	86	-	-
4	5	-	-	-	-	4	10	-	-	-	-
3	3	-	-	-	-	1	2	2	14	-	-
TYPE OF DWELLING:											
Apartment											
Duplex											
Townhouse											
AGE OF BUILDING:											
Less than 6 months											
6 months to 1 year											
1 - 3 years											
3 - 5 years											
5 - 10 years											
10 - 20 years											
More than 20 years											
Don't know age											

TABLE II (cont'd)

PERCENTAGE OF INCREASE 16 - 20%											
TOTAL			UNIT TYPE								
			BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM
No.	Pct.		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.
51	100%		1	100%	20	100%	22	100%	8	100%	-
ALL RESPONDENTS											

TYPE OF DWELLING:

Apartment	48	94	1	100	20	100	22	100	5	63	-
Duplex	-	-	-	-	-	-	-	-	-	-	-
Townhouse	3	6	-	-	-	-	-	-	3	37	-

AGE OF BUILDING:

Less than 6 months	-	-	-	-	-	-	-	-	-	-	-
6 months to 1 year	1	2	1	100	-	-	-	-	-	-	-
1 - 3 years	5	10	-	-	2	10	2	9	1	13	-
3 - 5 years	2	4	-	-	1	5	1	4	-	-	-
5 - 10 years	20	39	-	-	6	30	11	50	3	37	-
10 - 20 years	16	31	-	-	10	50	6	27	-	-	-
More than 20 years	4	8	-	-	1	5	1	5	2	50	-
Don't know age	3	6	-	-	-	-	1	5	2	50	-

TABLE II (cont'd)

PERCENTAGE OF INCREASE 21 - 25%											
UNIT TYPE											
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
16	100%	-	100%	4	100%	12	100%	-	100%	-	100%
ALL RESPONDENTS											
13	81	-	-	4	100	9	75	-	-	-	-
2	13	-	-	-	-	2	17	-	-	-	-
1	6	-	-	-	-	1	8	-	-	-	-
TYPE OF DWELLING:											
Apartment											
Duplex											
Townhouse											
AGE OF BUILDING:											
Less than 6 months											
6 months to 1 year											
1 - 3 years											
3 - 5 years											
5 - 10 years											
10 - 20 years											
More than 20 years											
Don't know age											

TABLE II (cont'd)

PERCENTAGE OF INCREASE 26 - 30%												
TOTAL			UNIT TYPE									
			BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
8	100%		-	100%	1	100%	5	100%	2	100%	-	100%
ALL RESPONDENTS												
TYPE OF DWELLING:												
Apartment			7	88	-	-	1	100	5	100	1	50
Duplex			1	12	-	-	-	-	-	-	1	50
Townhouse			-	-	-	-	-	-	-	-	-	-
AGE OF BUILDING:												
Less than 6 months			-	-	-	-	-	-	-	-	-	-
6 months to 1 year			-	-	-	-	-	-	-	-	-	-
1 - 3 years			2	25	-	-	1	100	1	20	-	-
3 - 5 years			1	12	-	-	-	-	1	20	-	-
5 - 10 years			-	-	-	-	-	-	-	-	-	-
10 - 20 years			5	63	-	-	-	-	3	60	2	100
More than 20 years			-	-	-	-	-	-	-	-	-	-
Don't know age			-	-	-	-	-	-	-	-	-	-

TABLE II (cont'd)

PERCENTAGE OF INCREASE 31% OR MORE											
			UNIT TYPE								
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
14	100%	1	100%	5	100%	8	100%	-	100%	-	100%
ALL RESPONDENTS											
TYPE OF DWELLING:											
Apartment		14	100	1	100	5	100	8	100	-	-
Duplex		-	-	-	-	-	-	-	-	-	-
Townhouse		-	-	-	-	-	-	-	-	-	-
AGE OF BUILDING:											
Less than 6 months		-	-	-	-	-	-	-	-	-	-
6 months to 1 year		-	-	-	-	-	-	-	-	-	-
1 - 3 years		-	-	-	-	-	-	-	-	-	-
3 - 5 years		1	7	-	-	1	12	-	-	-	-
5 - 10 years		5	36	-	-	5	63	-	-	-	-
10 - 20 years		5	36	-	-	3	60	-	-	-	-
More than 20 years		3	21	1	100	2	40	-	-	-	-
Don't know age		-	-	-	-	-	-	-	-	-	-

TABLE III

Question: This is a fairly personal question but absolutely necessary for the results to be meaningful. Would you please tell me the current basic monthly rent for the unit you are living in? By basic rent I mean the rent you pay excluding any extras, such as parking, hydro, cable, etc. which you might pay in addition to your basic rent.

		INCOME											
		\$7,500.		\$7,501.-		\$10,001.-		\$12,501.-		\$15,001.-		\$20,001.-	
		OR UNDER		\$10,000.		\$12,500.		\$15,000.		\$20,000.		AND OVER	
TOTAL		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
		800	100%	99	100%	90	100%	82	100%	85	100%	128	100%
ALL RESPONDENTS		800	100%	99	100%	90	100%	82	100%	85	100%	128	100%
PRESENT BASIC RENT:													
\$105. - 125.	9	1		3	3	2	2	1	1	-	1	-	-
\$129. - 150.	43	5		15	16	8	9	5	6	6	-	-	-
\$151. - 160.	29	4		5	5	5	6	1	1	5	1	2	2
\$161. - 170.	50	6		15	15	9	10	7	9	-	4	1	1
\$171. - 180.	90	11		15	15	8	9	14	17	5	18	9	8
\$182. - 190.	80	10		13	13	14	16	7	9	11	13	6	5
\$192. - 200.	72	9		7	7	9	10	11	13	12	14	9	8
\$201. - 210.	49	6		6	6	5	6	6	7	5	6	3	3
\$212. - 220.	45	6		3	3	5	5	5	6	8	9	6	6
\$222. - 230.	51	6		4	4	4	4	5	6	7	8	8	7
\$232. - 240.	46	6		3	3	6	7	3	4	5	6	7	6
\$242. - 250.	56	7		2	2	5	5	5	6	5	6	9	8
\$251. - 275.	64	8		4	4	5	6	6	7	7	8	17	16
\$276. - 300.	46	6		2	2	1	1	2	3	4	5	15	14
\$305. and over	42	5		1	1	2	2	3	4	3	4	15	14
Refused	28	4		1	1	2	2	1	1	2	2	2	2

TABLE III (cont'd)

PERCENTAGE OF INCOME BEING SPENT ON RENT PER YEAR																				
I N C O M E																				
TOTAL			\$7,500. OR UNDER			\$7,501.- \$10,000.			\$10,001.- \$12,500.			\$12,501.- \$15,000.			\$15,001.- \$20,000.			\$20,001. AND OVER		
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	
ALL RESPONDENTS	800	100%	99	100	90	100%	82	100%	85	100%	128	100%	109	100%	100%					
PRESENT BASIC RENT:																				
\$105. - 125.	9	15.2-17.7	3	25.2-30.0	2	17.1-17.5	1	11.1-13.8	-	-	1	7.2-9.6	-	-	-					
\$129. - 150.	43	19.5-22.1	15	33.0-36.0	8	18.9-21.0	5	14.0-18.0	6	11.9-13.2	-	-	-	-	-					
\$151. - 160.	29	18.3-18.7	5	37.2-38.4	5	19.2-25.6	1	15.4-19.2	5	13.7-14.1	1	9.6-12.8	2	8.1-8.3						
\$161. - 170.	50	19.7-21.0	15	38.7-40.8	9	23.1-23.8	7	17.6-18.4	-	-	4	11.6-11.9	1	7.4-10.2						
\$171. - 180.	90	20.1-21.0	15	41.1-43.2	8	24.5-25.2	14	18.5-19.4	5	15.2-15.9	18	12.0-12.6	9	9.0-9.4						
\$182. - 190.	80	21.2-22.1	13	43.7-45.6	14	25.5-26.6	7	19.8-20.5	11	16.1-16.7	13	12.7-13.3	6	9.5-9.9						
\$192. - 200.	72	22.4-23.2	7	46.1-48.0	9	26.9-28.0	11	20.7-21.5	12	16.9-17.5	8	13.5-14.0	9	10.0-10.3						
\$201. - 210.	49	23.7-24.4	6	49.2-50.4	5	28.5-29.4	6	22.0-22.7	5	17.9-18.5	15	14.2-14.7	3	10.6-10.9						
\$212. - 220.	45	24.9-25.5	3	51.6-52.6	5	30.1-30.5	5	22.9-23.7	8	18.7-19.4	5	14.9-15.4	6	11.1-11.4						
\$222. - 230.	51	26.1-26.8	4	54.0-55.2	4	31.1-32.2	5	24.3-24.9	7	19.7-20.3	12	15.6-16.1	8	11.7-11.9						
\$232. - 240.	46	27.1-27.7	3	55.6-56.4	6	32.9-33.6	3	25.1-25.9	5	20.6-20.9	10	16.5-16.8	7	12.1-12.5						
\$242. - 250.	56	28.2-29.1	2	58.1-60.0	5	34.1-35.0	5	26.1-27.0	5	21.3-22.0	14	17.0-17.5	9	12.7-13.0						
\$251. - 275.	64	29.5-31.9	4	60.9-66.0	5	35.2-38.5	6	27.6-29.7	7	22.5-23.8	13	17.8-19.3	17	13.2-14.3						
\$276. - 300.	46	31.3-34.6	3	66.5-70.6	1	33.1-44.2	2	29.9-30.3	5	24.4-25.7	6	19.4-21.0	15	14.5-15.6						
\$305. and over	42	29.2-37.3	-	-	2	42.1-50.1	3	33.5-40.5	2	32.1-35.2	5	22.1-24.3	15	16.2-36.3						
Refused	28		1		2		1		2		3		2							
AVERAGE		23.8-25.5%		47.2-49.5%		28.6-30.3%		21.9-23.7%		19.3-20.3%		14.6-15.7%		11.2-13.4%						

NOTE: Percentage of income being spent on rent per year is based on the lowest rent in each rent grouping, projected into a yearly figure, by the high and low level in each income grouping. From this a high and low percentage of income figure is reached for each low rent in each rent grouping, and from these two percentages of income a median percentage is reached. This is then repeated for the highest rent in each rent grouping projected into a yearly rent figure. Therefore, the percentages shown are the medians for the highest and lowest annual rents in each rent grouping by the highest and lowest annual income in each income grouping.

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE

	UNIT TYPE											
	TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
ALL RESPONDENTS	800	100%	39	100%	304	100%	344	100%	111	100%	2	100%

AVERAGE RENT PAID

RENT GROUPING												
\$105. - 125.	9	1	4	10	4	1	1	*	-	-	-	-
\$129. - 150.	43	5	16	41	19	6	7	2	1	*	-	-
\$151. - 160.	29	4	2	5	21	7	6	2	-	-	-	-
\$161. - 170.	50	6	4	10	38	13	8	2	-	-	-	-
\$171. - 180.	90	11	1	3	67	22	22	6	-	-	-	-
\$182. - 190.	80	10	5	13	48	16	26	8	1	*	-	-
\$192. - 200.	72	9	4	10	30	10	37	11	1	*	-	-
\$201. - 210.	49	6	-	-	18	6	29	8	2	2	-	-
\$212. - 220.	45	6	-	-	9	3	35	10	1	*	-	-
\$222. - 230.	51	6	-	-	16	5	29	8	6	5	-	-
\$232. - 240.	46	6	-	-	6	2	34	10	6	5	-	-
\$242. - 250.	56	7	-	-	9	3	34	10	13	12	-	-
\$251. - 275.	64	8	-	-	4	1	35	10	25	22	-	-
\$276. - 300.	46	6	-	-	4	1	20	6	21	19	1	50
\$305. and over	42	5	-	-	3	*	12	3	26	23	1	50
Refused	28	4	3	8	8	4	9	3	8	7	-	-
TOTAL AVERAGES			\$139.92		\$182.51		\$218.21		\$261.49		\$322.05	

* Less than 1%

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

BUILDING AGE															
TOTAL		1 YEAR & UNDER		1-3 YEARS		3-5 YEARS		5-10 YEARS		10-20 YEARS		20 YEARS AND OVER		DON'T KNOW	
No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.	No. Pct.
800 100%	15 100%	51 100%	62 100%	253 100%	279 100%	87 100%	53 100%								
ALL RESPONDENTS															
RENT GROUPING															
AVERAGE RENT PAID															
\$105. - 125.	9 1	-	-	-	-	-	-	-	-	5 2	2 2	2 4			
\$129. - 150.	43 5	-	-	2 4	-	7 3	16 6	14 16	2 4	2 4	2 4	2 4			
\$151. - 160.	29 4	-	-	-	1 2	2 1	16 6	6 7	4 7	4 7	4 7	4 7			
\$161. - 170.	50 6	-	-	1 2	1 2	10 4	18 6	14 16	6 11	6 11	6 11	6 11			
\$171. - 180.	90 11	-	-	3 6	8 13	15 6	49 17	13 15	2 4	2 4	2 4	2 4			
\$182. - 190.	80 10	2 13	2 13	4 8	5 8	20 12	27 10	8 9	6 11	6 11	6 11	6 11			
\$192. - 200.	72 9	2 13	4 8	1 2	6 10	12 5	18 6	5 6	6 11	6 11	6 11	6 11			
\$201. - 210.	49 6	1 7	1 7	-	2 3	19 7	20 7	2 2	2 4	2 4	2 4	2 4			
\$212. - 220.	45 6	-	-	-	3 5	20 8	16 6	3 3	1 2	1 2	1 2	1 2			
\$222. - 230.	51 6	1 7	7 14	4 8	3 5	21 8	14 5	1 1	2 4	2 4	2 4	2 4			
\$232. - 240.	46 6	1 7	4 8	8	5 8	27 11	5 2	3 4	7 13	7 13	7 13	7 13			
\$242. - 250.	56 7	5 32	4 8	7 13	7 11	25 10	19 7	4 5	1 2	1 2	1 2	1 2			
\$251. - 275.	64 8	1 7	7 13	6	6 10	18 7	14 5	2 2	2 4	2 4	2 4	2 4			
\$276. - 300.	46 6	1 7	3 6	11 21	7 11	12 5	6 2	2 2	3 6	3 6	3 6	3 6			
\$305. and over	42 5	1 7	11 21	2 4	2 3	13 5	6 2	4 5	1 2	1 2	1 2	1 2			
Refused	28 4	-	-	2 4	2 3	13 5	6 2	4 5	1 2	1 2	1 2	1 2			

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

BACHELOR																
BUILDING AGE																
RENT GROUPING	TOTAL		1 YEAR & UNDER		1-3 YEARS		3-5 YEARS		5-10 YEARS		10-20 YEARS		20 YEARS AND OVER		DON'T KNOW	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
ALL RESPONDENTS	39	100%	2	100%	3	100%	2	100%	8	100%	14	100%	7	100%	3	100%
AVERAGE RENT PAID																
\$105. - 125.	4	10	-	-	-	-	-	-	-	-	1	7	1	14	2	67
\$129. - 150.	16	41	-	-	1	33	2	100	2	25	6	43	5	72	-	-
\$151. - 160.	2	5	-	-	-	-	-	-	-	-	1	7	-	-	1	33
\$161. - 170.	4	10	-	-	-	-	-	-	-	-	4	29	-	-	-	-
\$171. - 180.	1	3	-	-	1	34	-	-	-	-	-	-	-	-	-	-
\$182. - 190.	5	13	1	50	1	33	-	-	3	38	-	-	-	-	-	-
\$192. - 200.	4	10	1	50	-	-	-	-	2	25	1	7	-	-	-	-
\$201. - 210.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$212. - 220.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$222. - 230.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$232. - 240.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$242. - 250.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$251. - 275.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$276. - 300.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$305. and over	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Refused	3	8	-	-	-	-	-	-	1	12	1	7	1	14	-	-
AVERAGE	\$139.92		\$189.46		\$165.34		\$132.60		\$172.79		\$148.71		\$130.07		\$131.12	

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

1 BEDROOM																	
BUILDING AGE																	
TOTAL		1 YEAR & UNDER		1-3 YEARS		3-5 YEARS		5-10 YEARS		10-20 YEARS		20 YEARS AND OVER		DON'T KNOW			
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.		
ALL RESPONDENTS		304	100%	6	100%	15	100%	25	100%	86	100%	112	100%	41	100%	19	100%
AVERAGE RENT PAID																	
RENT GROUPING																	
\$105. - 125.	4	1	-	-	-	-	-	-	-	-	3	3	1	2	-	-	
\$129. - 150.	19	6	-	-	1	7	-	-	4	5	6	5	7	17	1	5	
\$151. - 160.	21	7	-	-	-	-	-	-	2	2	12	11	5	12	2	11	
\$161. - 170	38	13	-	-	1	7	1	4	9	10	9	8	13	32	5	26	
\$171. - 180.	67	22	-	-	2	13	8	32	12	14	35	31	8	20	2	11	
\$182. - 190.	48	16	1	17	-	-	3	12	21	25	20	18	-	-	3	16	
\$192. - 200.	30	10	1	17	3	20	2	8	11	13	8	7	3	7	2	11	
\$201. - 210.	18	6	1	17	1	7	4	16	5	6	4	4	2	5	1	5	
\$212. - 220.	9	3	-	-	-	-	-	-	4	5	4	3	-	-	1	5	
\$222. - 230.	16	5	1	17	4	27	3	12	2	2	5	4	1	2	-	-	
\$232. - 240.	6	2	1	16	1	6	1	4	2	2	1	1	-	-	-	-	
\$242. - 250.	9	3	1	16	-	-	-	-	8	9	-	-	-	-	-	-	
\$251. - 275.	4	1	-	-	1	7	-	-	2	2	1	1	-	-	-	-	
\$276. - 300.	4	1	-	-	-	-	1	4	1	1	2	2	-	-	-	-	
\$305. and over	3	*	-	-	-	-	-	-	-	-	1	1	-	-	2	10	
Refused	8	4	-	-	1	6	2	8	3	4	1	1	1	3	-	-	
AVERAGE	\$182.51		\$216.11		\$203.24		\$198.35		\$194.36		\$182.70		\$166.19		\$195.82		

* Less than 1%

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

2 BEDROOM											
BUILDING AGE											
TOTAL		1 YEAR & UNDER		1-3 YEARS		3-5 YEARS		5-10 YEARS		10-20 YEARS	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
344	100%	6	100%	20	100%	22	100%	118	100%	123	100%
ALL RESPONDENTS											
RENT GROUPING		AVERAGE RENT PAID									
\$105. - 125.	1 *	\$117.44	-	-	-	-	-	-	-	1	1
\$129. - 150.	7 2	\$132.60	-	-	-	-	-	1	1	3	2
\$151. - 160.	6 2	\$158.48	-	-	-	1	5	-	-	3	3
\$161. - 170.	8 2	\$167.32	-	-	-	-	-	1	1	5	4
\$171. - 180.	22 6	\$176.93	-	-	-	-	-	3	2	14	11
\$182. - 190.	26 8	\$186.49	-	-	-	1	4	8	7	9	7
\$192. - 200.	37 11	\$192.43	-	-	-	3	14	7	6	18	15
\$201. - 210.	29 8	\$207.55	-	-	-	2	9	7	6	13	11
\$212. - 220.	35 10	\$216.71	-	-	-	2	9	15	13	15	12
\$222. - 230.	29 8	\$226.73	-	-	-	1	4	14	12	9	7
\$232. - 240.	34 10	\$236.39	-	-	-	2	9	16	13	12	10
\$242. - 250.	34 10	\$247.07	4	67	3	15	3	15	13	3	2
\$251. - 275.	35 10	\$263.42	1	16	3	15	5	14	12	9	7
\$276. - 300.	20 6	\$288.10	1	17	3	15	2	8	7	5	4
\$305. and over	12 4	\$356.00	-	-	4	20	-	4	3	3	3
Refused	9 3		-	-	1	5	-	5	4	1	1
AVERAGE		\$214.60	\$256.63	\$269.73	\$232.04	\$234.12	\$212.24	\$199.92	\$214.75		

* Less than 1%

AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

3 BEDROOM																
BUILDING AGE																
TOTAL		1 YEAR & UNDER		1-3 YEARS		3-5 YEARS		5-10 YEARS		10-20 YEARS		20 YEARS AND OVER		DON'T KNOW		
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	
111	100%	1	100%	13	100%	13	100%	40	100%	29	100%	7	100%	8	100%	
ALL RESPONDENTS																
AVERAGE RENT PAID																
RENT GROUPING																
\$105. - 125.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$129. - 150.	1	1	-	-	-	-	-	-	-	1	3	-	-	-	-	
\$151. - 160.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$161. - 170.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$171. - 180.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$182. - 190.	1	1	-	-	-	-	-	-	-	1	3	-	-	-	-	
\$192. - 200.	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$201. - 210.	2	2	-	-	-	-	-	-	-	1	4	1	14	-	-	
\$212. - 220.	1	1	-	-	-	-	-	-	-	1	4	-	-	1	13	
\$222. - 230.	6	5	-	-	2	15	1	8	1	2	2	7	-	-	-	
\$232. - 240.	6	5	-	-	-	-	-	-	3	8	2	7	-	-	-	
\$242. - 250.	13	12	-	-	1	8	-	-	7	18	1	3	1	14	1	
\$251. - 275.	25	23	-	-	3	23	2	15	8	20	9	31	2	29	3	
\$276. - 300.	21	19	1	100	-	-	3	23	9	22	7	24	-	-	1	
\$305. and over	26	23	-	-	7	54	7	54	8	20	1	4	3	43	-	
Refused	8	7	-	-	-	-	-	-	4	10	3	10	-	-	1	

AVERAGE	\$214.60	\$261.49	\$288.10	\$306.37	\$316.14	\$283.71	\$256.16	\$290.62	\$248.10
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AVERAGE RENTS BY UNIT TYPE AND BUILDING AGE (CONT'D)

4 BEDROOM														
BUILDING AGE														
1 YEAR & UNDER		1-3 YEARS		3-5 YEARS		5-10 YEARS		10-20 YEARS		20 YEARS AND OVER		DON'T KNOW		
TOTAL	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
	2	100%	-	100%	-	100%	-	100%	1	100%	1	100%	-	100%
ALL RESPONDENTS														
		AVERAGE RENT PAID												
RENT GROUPING														
\$105. - 125.		\$117.44												
\$129. - 150.		\$132.60												
\$151. - 160.		\$158.48												
\$161. - 170.		\$167.32												
\$171. - 180.		\$176.93												
\$182. - 190.		\$186.49												
\$192. - 200.		\$192.43												
\$201. - 210.		\$207.55												
\$212. - 220.		\$216.71												
\$222. - 230.		\$226.73												
\$232. - 240.		\$236.39												
\$242. - 250.		\$247.07												
\$251. - 275.		\$263.42												
\$276. - 300.		\$288.10												
\$305. and over		\$356.00												
Refused														
AVERAGE		\$214.60												
		\$322.05												
		\$288.10												
		\$356.00												

TABLE IV

Question: How much do you pay for parking your car?
Is that indoor or outdoor?

	TOTAL	
	No.	Pct.
ALL RESPONDENTS	800	100%
<u>MONEY PAID FOR PARKING (PER MONTH):</u>		
\$3.00 - \$5.00	41	5
\$5.50 - \$7.00	32	4
\$7.50 - \$9.00	18	2
\$10.00	114	14
\$11.00 - \$12.00	73	9
\$13.00 - \$15.00	85	11
\$16.00 - \$20.00	30	4
\$24.00 and over	4	1
No car	213	27
Included in rent	89	11
No parking	16	2
It's free	6	1
Refused	59	7
Not stated	20	2
Indoor parking	351	60
Outdoor parking	175	30
Both	10	2
Not sure/not stated	51	8

TABLE V

Question: Do you pay any extra amounts to the landlord for services? If so, please specify.
What other extras do you pay, e.g. hydro, cable, etc? Please specify.

	TOTAL	
	<u>No.</u>	<u>Pct.</u>
ALL RESPONDENTS	800	100%
Hydro	256	32
Telephone	62	8
Cable	29	4
Heat	15	2
Gas	13	2
Recreation fee	6	1
Painting	2	*
Air conditioning	2	*
Water	1	*
Window cleaning	1	*
Laundry room	1	*
Opening doors	1	*
Grass cutting	1	*
Snow removal	1	*
None	492	62

*Less than 1%

TABLE VI

Question: How long have you been occupying this dwelling?

	TOTAL	
	No.	Pct.
ALL RESPONDENTS	800	100%
Just moved in a couple of weeks ago	7	1
One month	16	2
Two months	3	*
Three months	10	1
Four months	11	1
Five months	6	1
Six months	24	3
Seven months	10	1
Eight months	21	3
Nine months	27	3
Ten months	17	2
Eleven months	6	1
Twelve months/one year	113	14
Thirteen months to a year and a half	87	11
Two years	113	14
Over two years to two and a half years	21	3
Three years	80	10
Four years	60	8
Five years	42	5
Six years	27	3
Seven years	22	3
Eight years	22	3
Nine years	12	2
Ten years or more	43	5

TABLE VII

Question: Are you currently on a lease?

IF "YES": When did you sign your current lease? I.E. how long ago did you sign it?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
ALL RESPONDENTS	800	100%
Yes, am currently on a lease	676	85
No, am not currently on a lease	124	15
RESPONDENTS WHO ARE CURRENTLY ON A LEASE	676	100%
One month ago	68	10
Two months ago	29	4
Three months ago	25	4
Four months ago	19	3
Five months ago	16	2
Six months ago	32	5
Seven months ago	21	3
Eight months ago	32	5
Nine months ago	45	7
Ten months ago	35	5
Eleven months ago	30	4
One year ago	122	18
Thirteen to fifteen months ago	33	5
Sixteen to eighteen months ago	47	7
Nineteen to twenty-one months ago	17	2
Twenty-two to twenty-three months ago	12	2
Two years ago	65	10
Over two years ago	12	2
Don't know	16	2

TABLE VIII

Question: What period of time was this lease for when you signed it?

	TOTAL	
	No.	Pct.
RESPONDENTS WHO ARE CURRENTLY ON A LEASE	676	100%
Six months	8	1
One year	304	45
One year and two months	2	*
Two years	347	52
Three years	5	1
Five years	1	*
It was a sub-let	2	*
Never renewed	1	*
Not stated	6	1

* Less than 1%

TABLE IX

Question: Does this lease contain any escalation clauses?
IF "YES": Please specify.

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>RESPONDENTS WHO ARE CURRENTLY ON A LEASE</u>	<u>676</u>	<u>100%</u>
Yes, lease contains escalation clause	85	13
No, lease does not contain escalation clause	560	83
Don't know	31	4
<u>RESPONDENTS WHOSE LEASE CONTAINS AN ESCALATION CLAUSE</u>	<u>85</u>	<u>100%</u>
Landlords can increase rent	24	28
Raised due to increase in taxes	21	25
Raise based on yearly basic	16	19
Raised when new leases are signed	6	7
\$50. has to be paid when lease is broken	3	4
Raised due to hydro increase	2	2
Car parking restricted	2	2
Certain regulations - keep clean	1	1
Tenants only (only so many can live in the apartment)	1	1
A guarantee not to raise the rent for two years	1	1
Don't know	9	11

TABLE X

Question: Have you had any basic rent increases since you moved in?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>ALL RESPONDENTS</u>	<u>800</u>	<u>100%</u>
Yes, had basic rent increases	439	55
No, have not had basic rent increases	348	43
Don't recall	13	2
 <u>RESPONDENTS WHO HAVE HAD BASIC RENT INCREASES</u>	 <u>439</u>	 <u>100%</u>
Total No. who gave enough information to calculate percentage of increase	415	95
No. whose % of increase was 30.0% or less	397	96
No. whose % of increase was 30.1% or more	18	4
No. who did not give enough information to calculate % of increase	24	5
 OVERALL AVERAGE		11.74
AVERAGE CALCULATED ON THOSE WITH 30.0% INCREASE OR LESS		10.14

NOTE:

Averages based on information each individual respondent gave as to present rent, how long ago they had a rent change, previous rent and how long they had paid previous rent.

Percentage of increase averages calculated by projecting all rent differences into a yearly rent increase.

TABLE XI

Question: Were there any changes in services for this latest rent change, e.g. hydro or cable included?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>RESPONDENTS WHO HAVE HAD BASIC RENT INCREASES</u>	<u>439</u>	<u>100%</u>
Yes, there were changes in services	34	8
No, there were not changes in services	405	92
<u>RESPONDENTS WHO SAID THERE WERE CHANGES IN SERVICES</u>	<u>34</u>	<u>100%</u>
Hydro included	14	41
Cable included	12	35
Apartment was re-painted	3	9
Parking watched	2	6
Got a new stove and refrigerator	2	6
Rates just increased - cost more	1	3
Cleaner building	1	3
Elevator re-done	1	3
No particular change, just pay them separately every two months	1	3

TABLE XII

Question: What will be the term or length of your next lease?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
ALL RESPONDENTS	800	100%
Six months	2	*
One year	354	44
Two years	159	20
Three years	1	*
No lease - by month	44	6
Moving soon	12	2
Don't know	228	28

* Less than 1%

TABLE XIII

Question: If you remain in your present dwelling, what do you anticipate your next basic rent will be?

		UNIT TYPE											
		TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
ALL RESPONDENTS		800	100%	39	100%	304	100%	344	100%	111	100%	2	100%
1		1	*	-	-	-	-	-	-	1	1	-	-
2		7	1	1	3	3	1	3	1	-	-	-	-
3		15	2	-	-	8	3	3	1	4	3	-	-
4		14	2	1	3	4	1	8	2	1	1	-	-
5		24	3	1	3	6	2	13	4	4	3	-	-
6		22	3	-	-	12	4	8	2	2	2	-	-
7		18	2	1	3	7	2	8	2	2	2	-	-
8		27	3	3	8	14	5	4	1	6	5	-	-
9		22	3	1	2	12	4	8	3	1	1	-	-
10		23	3	2	5	7	2	13	4	1	1	-	-
11		27	3	2	5	8	3	14	4	3	2	-	-
12		19	2	-	-	11	4	5	2	3	3	-	-
13		16	2	1	2	4	1	9	3	2	2	-	-
14		18	2	1	2	11	4	5	1	1	1	-	-
15		12	2	-	-	4	1	5	1	3	3	-	-
16		14	2	1	3	8	3	3	1	2	2	-	-
17		10	1	-	-	5	1	3	1	2	2	-	-
18		9	1	-	-	5	1	2	1	1	1	1	50
19		3	*	-	-	2	1	1	*	-	-	-	-
20		10	1	1	3	1	*	6	2	2	2	-	-

% OF INCREASE IN NEXT BASIC RENT
AS PROJECTED BY RESPONDENT:

TABLE XIII (cont'd)

TOTAL		UNIT TYPE											
		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM			
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
800	100%	39	100%	304	100%	344	100%	111	100%	2	100%	2	100%
21	1	-	-	2	1	5	1	-	-	-	-	-	-
22	1	1	2	2	1	3	1	-	-	-	-	-	-
23	1	-	-	6	2	-	-	-	-	-	-	-	-
24	1	-	-	4	1	1	*	-	-	-	-	-	-
25	1	-	-	1	*	3	1	3	3	-	-	-	-
26	1	-	-	2	1	2	1	-	-	-	-	-	-
27	1	-	-	-	-	2	1	2	2	-	-	-	-
28	1	-	-	-	-	2	1	2	2	-	-	-	-
29	1	-	-	3	1	2	1	3	2	-	-	-	-
30	*	-	-	1	*	1	*	-	-	-	-	-	-
31	*	-	-	1	1	-	-	-	-	-	-	-	-
32	1	1	2	-	-	3	1	-	-	-	-	-	-
33	*	-	-	-	-	1	*	-	-	-	-	-	-
34	*	-	-	-	-	3	1	-	-	-	-	-	-
35	*	-	-	-	-	2	1	-	-	-	-	-	-
36	*	-	-	1	*	1	*	-	-	-	-	-	-
37	*	-	-	1	*	-	-	-	-	-	-	-	-
38	*	-	-	1	*	2	*	-	-	-	-	-	-
39	1	1	2	2	1	1	*	-	-	-	-	-	-
41	*	-	-	-	-	1	*	-	-	-	-	-	-
42	*	-	-	-	-	1	*	-	-	-	-	-	-
43	*	-	-	1	1	1	*	-	-	-	-	-	-
45	*	-	-	-	-	1	*	-	-	-	-	-	-
53	*	-	-	-	-	-	-	1	1	1	1	-	-

Unable to calculate increase as respondents weren't on a lease at present and didn't know if they would get a lease next time

Moving

Don't anticipate an increase

Don't know

TABLE XIV

Question: Do you consider the current rent on this unit -

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>ALL RESPONDENTS</u>	800	100%
Over priced	338	42
Fairly priced	425	53
Under priced	22	3
Don't know	15	2

TABLE XV

Question: How would you describe the physical condition of the building in terms of cleanliness, maintenance and service reliability (e.g. heat, elevators, etc.)

		<u>TOTAL</u>	
		<u>No.</u>	<u>Pct.</u>
<u>ALL RESPONDENTS</u>		800	100%
<hr/>			
<u>CLEANLINESS:</u>			
Very good		388	49
Good		201	25
Adequate		141	18
Poor		51	6
Very poor		19	2
AVERAGE		4.1	
<u>MAINTENANCE:</u>			
Very good		354	44
Good		210	26
Adequate		140	18
Poor		71	9
Very poor		24	3
Don't know		1	*
AVERAGE		4.0	
<u>SERVICE RELIABILITY:</u>			
Very good		349	44
Good		212	26
Adequate		150	19
Poor		62	8
Very poor		26	3
Don't know		1	*
AVERAGE		4.0	

* Less than 1%

NOTE: Averages were computed by assigning a value of 5 to very good, 4 to good, 3 to adequate, 2 to poor and 1 to very poor.

TABLE XVI

Question: Is this building specified as an adult only building?
 IF "YES": Was it an adult only building when you moved in or has it
 been converted since you moved in?
 IF "HAS BEEN CONVERTED": How long ago was it converted?

	TOTAL	
	No.	Pct.
ALL RESPONDENTS	800	100%
Yes, building is specified as 'adult only'	283	35
No, building not specified as 'adult only'	516	65
Don't know	1	*
RESPONDENTS WHO SAID BUILDING IS SPECIFIED AS ADULT ONLY	283	100%
Was 'adult only' when respondent moved in	265	94
Has been converted since respondent moved in	18	6
RESPONDENTS WHOSE BUILDING HAS BEEN CONVERTED SINCE THEY MOVED IN	18	100%
3 months ago	1	6
9 months ago	1	6
1 year ago	5	28
2 years ago	3	17
5 years ago	1	5
At superintendent's discretion with each new tenant	1	5
Don't remember	6	33

* Less than 1%

TABLE XVII

Question: Do you intend to buy your own residence within the next year
or two?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>ALL RESPONDENTS</u>	<u>800</u>	<u>100%</u>
Yes, intend to buy own residence	224	28
No, do not intend to buy own residence	554	69
Don't know - are thinking of it	22	3

TABLE XVIII

Question: When do you intend to buy your own residence?

	A G E													
	TOTAL		18-24		25-34		35-44		45-54		55-64		65 & OVER	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
RESPONDENTS WHO INTEND TO BUY THEIR OWN RESIDENCE	224	100%	43	100%	107	100%	24	100%	9	100%	5	100%	5	100%
Within the next year/one year	59	26	10	23	30	28	6	25	2	22	3	60	-	-
Within the next two years/two years	52	23	17	40	17	16	6	25	1	11	1	20	-	-
Soon/near future	23	10	3	7	12	11	1	4	2	22	-	-	2	40
Already bought - moving soon	17	8	3	7	12	11	-	-	-	-	-	-	-	-
Longer than two years	10	5	3	7	5	5	1	5	1	11	-	-	-	-
Four to six months	7	3	-	-	5	4	1	4	-	-	-	-	1	20
As soon as we get the money	7	3	1	2	4	4	1	4	-	-	-	-	-	-
About one and a half years	6	3	1	3	4	4	-	-	-	-	-	-	-	-
One to three months	3	1	1	2	2	2	-	-	-	-	-	-	-	-
Eight to nine months	2	1	-	-	2	2	-	-	-	-	-	-	-	-
One week	1	*	-	-	-	-	1	4	-	-	-	-	-	-
Don't know/not sure	37	17	4	9	14	13	7	29	3	34	1	20	2	40

* Less than 1%

TABLE XVIII (cont'd)

		I N C O M E															
		\$7,500.		\$7,501.-		\$10,001.-		\$12,501.-		\$15,001.-		\$20,001.-		\$25,001.-		\$30,001.-	
		OR UNDER		\$10,000.		\$12,500.		\$15,000.		\$20,000.		\$25,000.		\$30,000.		\$35,000.	
TOTAL		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
RESPONDENTS WHO INTEND TO BUY THEIR OWN RESIDENCE		224	100%	8	100%	11	100%	28	100%	30	100%	60	100%	51	100%	51	100%
Within the next year/one year		59	26	2	25	4	37	6	21	9	30	15	25	14	27	14	27
Within the next two years/two years		52	23	4	50	4	36	6	21	6	20	13	22	12	24	12	24
Soon/near future		23	10	-	-	1	9	3	11	4	13	4	6	5	10	5	10
Already bought - moving soon		17	8	-	-	-	-	1	4	-	-	6	10	4	8	4	8
Longer than two years		10	5	-	-	-	-	-	-	4	13	2	3	2	4	2	4
Four to six months		7	3	-	-	-	-	2	7	-	-	4	7	-	-	-	-
As soon as we get the money		7	3	-	-	-	-	-	-	2	7	-	-	5	10	5	10
About one and a half years		6	3	-	-	-	-	2	7	-	-	3	5	1	2	1	2
One to three months		3	1	-	-	-	-	1	4	1	3	1	2	-	-	-	-
Eight to nine months		2	1	-	-	-	-	-	-	-	-	2	3	-	-	-	-
One week		1	*	-	-	-	-	-	-	-	-	1	2	-	-	-	-
Don't know/not sure		37	17	2	25	2	18	7	25	4	14	9	15	8	15	8	15

* Less than 1%

TABLE XIX

Question: What kind will you buy at that time?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>RESPONDENTS WHO INTEND TO BUY THEIR OWN RESIDENCE</u>	<u>224</u>	<u>100%</u>
Single family house	150	67
Townhouse	24	11
Condominium	22	10
Semi-detached	7	3
Cottage/country house	3	1
Rebuilding old house	2	1
Refused/don't know	17	8

TABLE XXQuestion: IF RESPONDENT DOES NOT INTEND TO BUY OWN RESIDENCE:

Why is it that you do not intend to buy your own residence within the next one or two years?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
RESPONDENTS WHO DO NOT INTEND TO BUY THEIR OWN RESIDENCE	554	100%
Too much money/houses cost too much/unable financially	249	45
I'm too old/a senior citizen/retired	96	17
No need/desire for a house - prefer apartments	45	8
Can't afford the downpayment	39	7
I'm single	35	6
Have already had a home and sold it	29	5
Moving out of town/may move out of town	24	4
Mortgage rates are too high	14	3
Have no family yet	7	1
I'm a student/becoming a student	4	1
Not in the market for a home	4	1
It's cheaper to rent an apartment	3	1
Already have property/a home outside Toronto	3	1
Would rather invest my money somewhere else	2	*
Not settled down yet	1	*
No particular reason/don't know	12	2

* Less than 1%

TABLE XXI

Question: How much more a month would you be willing to spend on ownership?

	TOTAL		% OF INCOME WILLING TO PAY YEARLY
	No.	Pct.	
ALL RESPONDENTS	800	100%	
AMOUNT WILLING TO PAY:			
Less than \$50. per month	139	17	2.3- 3.5%
\$50. - \$100.	164	21	7.0-10.5%
\$100. - \$150.	105	13	11.7-17.4%
\$150. - \$200.	31	4	15.4-23.7%
\$200. - \$250.	52	7	21.0-31.4%
Over \$250.	2	*	17.0-21.5%
Nothing	90	11	
Don't know	150	19	
Not stated	67	8	
AVERAGE			12.4-18.0%

TABLE XXI (cont'd)

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
RESPONDENTS WHO SAID THEY DO NOT INTEND TO BUY THEIR OWN RESIDENCE	554	100%

AMOUNT WILLING TO PAY:

Less than \$50. per month	125	23
\$50. - \$100.	93	17
\$100. - \$150.	46	8
\$150. - \$200.	8	1
\$200. - \$250.	16	3
Over \$250.	1	*
Nothing	90	16
Don't know	113	21
Not stated	62	11

* Less than 1%

TABLE XXI (cont'd)

I N C O M E													
TOTAL		\$7,500. OR UNDER		\$7,501.- \$10,000.		\$10,001.- \$12,500.		\$12,501.- \$15,000.		\$15,001.- \$20,000.		\$20,001.- AND OVER	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
800	100%	99	100%	90	100%	82	100%	85	100%	128	100%	109	100%
ALL RESPONDENTS													
AMOUNT WILLING TO PAY:													
Less than \$50. per month													
\$50. - \$100.		139	17	27	28	29	32	14	17	16	19	15	14
\$100. - \$150.		164	21	9	9	20	22	19	23	24	28	31	28
\$150. - \$200.		105	13	6	6	8	9	7	9	14	16	24	22
\$200. - \$250.		31	4	2	2	-	-	6	7	3	4	13	5
Over \$250.		52	7	4	4	3	3	6	7	5	6	12	9
Nothing		2	*	-	-	-	-	-	-	1	1	-	1
Don't know		90	11	6	6	5	6	5	6	4	5	2	6
Not stated		150	19	26	26	18	20	18	22	11	13	11	10
		67	8	19	19	7	8	7	9	7	8	4	6

* Less than 1%

TABLE XXI (cont'd)

PERCENTAGE OF INCOME WILLING TO PAY YEARLY											
I N C O M E											
TOTAL			\$7,500. OR UNDER			\$7,501.- \$10,000.			\$10,001.- \$12,500.		
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
800	100%	99	100%	90	100%	82	100%	85	100%	128	100%
ALL RESPONDENTS											
A M T . W I L L I N G T O P A Y :											
Less than \$50. per month											
139	2.3-	3.5	27	4.0-	8.0	29	3.0-	4.0	14	2.4-	3.0
164	7.0-	10.5	9	12.0-	24.0	20	9.0-	12.0	19	7.2-	9.0
105	11.7-	17.4	6	20.0-	40.0	8	15.0-	20.0	7	12.0-	15.0
31	15.4-	23.7	2	28.0-	56.0	-	-	-	6	16.8-	21.0
52	21.0-	31.4	4	36.0-	72.0	3	27.0-	36.0	6	21.6-	27.0
2	17.0-	21.5	-	-	-	-	-	-	-	-	-
90			6			5			5		
150			26			18			18		
67			19			7			7		
AVERAGE											
			12.4-18.0%			20.0-40.0%			13.5-18.0%		
						12%			12.0-15.0%		
									7.5-10.0%		
									6.5- 9.0%		

NOTE: Averages based on the median of amount willing to pay, projected to a yearly figure and averaged by the high and low possible incomes within each annual income grouping.

NOTE: Calculations based on \$3,750. - \$7,500. for first income grouping and \$20,000. - \$27,500. for final income grouping.

207 people refused income and therefore no calculations can be made for them.

TABLE XXII

Question: Are you aware of various government ownership assistance programmes?

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>ALL RESPONDENTS</u>	<u>800</u>	<u>100%</u>
Ontario Government First Home Buyer grants of \$1,500.	671	84
Federal Grant of \$500. to first time buyers in specific income groups	626	78
Home Ownership Made Easy (HOME)	526	66
Assisted Home Ownership Programme (A.H.O.P.)	410	51
Never heard of any of them	109	14

BASIC DATA

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
<u>ALL RESPONDENTS</u>	800	100%
<u>SEX:</u>		
Male	289	36
Female	511	64
<u>MARITAL STATUS:</u>		
Single	179	22
Married	496	62
Widowed/divorced/separated	124	16
Refused	1	*
<u>FAMILY COMPOSITION:</u>		
Families with children under 6 only	61	8
Families with children 6-12 only	33	4
Families with children 13-17 only	18	2
Families with children under 6 and 6-12	19	2
Families with children under 6 and 13-17	2	*
Families with children 6-12 and 13-17	11	1
Adults only	516	65
Refused	140	18

* Less than 1%

BASIC DATA (CONT'D)

		<u>TOTAL</u>	
		<u>No.</u>	<u>Pct.</u>
<u>ALL RESPONDENTS</u>		800	100%
<u>MALES:</u>	<u>FAMILY COMPOSITION</u>		
<u>AGES:</u>			
1 - 6 years		66	8
6 - 12 years		41	5
13 - 18 years		31	4
19 - 24 years		82	10
25 - 29 years		126	16
30 - 34 years		99	12
35 - 39 years		52	7
40 - 44 years		31	4
45 - 49 years		24	3
50 - 54 years		29	4
55 - 59 years		26	3
60 - 64 years		27	3
65 - 69 years		18	2
70 and over		31	4
<u>FEMALES:</u>			
<u>AGES:</u>			
1 - 6 years		50	6
6 - 12 years		37	5
13 - 18 years		21	3
19 - 24 years		107	14
25 - 29 years		145	18
30 - 34 years		75	9
35 - 39 years		39	5
40 - 44 years		39	5
45 - 49 years		13	2
50 - 54 years		45	6
55 - 59 years		29	4
60 - 64 years		29	4
65 - 69 years		34	4
70 and over		51	6

NOTE: Total of male/female adds over 800 due to multiple members of respondent's family.

BASIC DATA (cont'd)

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
ALL RESPONDENTS	800	100%

TOTAL NO. IN FAMILY:

1	195	24
2	295	37
3	85	11
4	63	8
5	17	2
6	5	1
Refused	140	17

OCCUPATION OF MALE HEAD OF HOUSEHOLD:

Professional	80	10
Business Exec./Owner/Manager	76	10
Salespeople	32	4
Clerical - White collar	71	9
Skilled labour	207	26
Unskilled labour	49	6
Pensioned/retired	50	6
Unemployed	8	1
Armed Forces/Police	3	*
Students	11	1
Refused	20	3
No male head	193	24

FEMALE WORKS OUTSIDE THE HOME:

Full time	352	44
Part time	52	6
Not at all	296	37
No female in house	93	12
Refused	7	1

* Less than 1%

BASIC DATA (CONT'D)

	<u>TOTAL</u>	
	<u>No.</u>	<u>Pct.</u>
FEMALE HEADS OF HOUSEHOLDS WHO WORK OUTSIDE THE HOME	404	100%

OCCUPATION OF FEMALE:

Professional	54	13
Business Executive/Owner/Manager	20	5
Salespeople	18	4
Clerical - White collar	233	58
Skilled labour	46	11
Unskilled labour	22	6
Unemployed	2	1
Armed Forces/Police	1	*
Students	1	*
Refused	7	2

ALL RESPONDENTS	800	100%
-----------------	-----	------

INCOME OF HEAD OF HOUSEHOLD:

Less than \$5,000.	46	6
\$5,001. - \$7,500.	79	10
\$7,501. - \$10,000.	109	14
\$10,001. - \$12,500.	116	14
\$12,501. - \$15,000.	122	15
\$15,001. - \$17,500.	59	7
\$17,501. - \$20,000.	30	4
\$20,001. - \$25,000.	17	2
\$25,001. - \$35,000.	11	1
Over \$35,000.	5	1
Refused	206	26

* Less than 1%

BASIC DATA (CONT'D)

	<u>TOTAL</u>		<u>TOTAL NO. WHO HAD A % OF INCREASE IN RENT</u>	
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
ALL RESPONDENTS	800	100%	415	100%

TOTAL ANNUAL FAMILY INCOME:

Less than \$5,000.	36	4	25	6
\$5,001. - \$7,500.	63	8	45	11
\$7,501. - \$10,000.	90	11	50	12
\$10,001. - \$12,500.	82	10	42	10
\$12,501. - \$15,000.	85	11	39	10
\$15,001. - \$17,500.	64	8	28	7
\$17,501. - \$20,000.	64	8	28	7
\$20,001. - \$25,000.	71	9	35	8
\$25,001. - \$35,000.	23	3	5	1
Over \$35,000.	15	2	9	2
Refused	207	26	109	26

BASIC DATA (CONT'D)

PERCENTAGE OF INCREASE 0 - 5%											
TOTAL				UNIT TYPE							
		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
117	100%	11	100%	49	100%	46	100%	10	100%	1	100%
ALL RESPONDENTS											

TOTAL ANNUAL FAMILY INCOME:

Less than \$5,000.	8	7	2	18	4	8	2	4	-	-	-
\$5,001. - \$7,500.	17	14	5	46	10	21	2	4	-	-	-
\$7,501. - \$10,000.	12	10	2	18	7	14	2	4	1	10	-
\$10,001. - \$12,500.	15	13	-	-	6	12	7	15	2	20	-
\$12,501. - \$15,000.	10	9	-	-	5	10	3	7	2	20	-
\$15,001. - \$17,500.	10	9	-	-	2	4	4	9	3	30	1 100
\$17,501. - \$20,000.	4	3	-	-	2	4	2	5	-	-	-
\$20,001. - \$25,000.	8	7	-	-	2	4	6	13	-	-	-
\$25,001. - \$35,000.	1	1	-	-	-	-	1	2	-	-	-
Over \$35,000.	2	2	-	-	-	-	1	2	1	10	-
Refused	30	25	2	18	11	23	16	35	1	10	-

BASIC DATA (CONT'D)

PERCENTAGE OF INCREASE 6 - 10%											
UNIT TYPE											
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
124	100%	5	100%	53	100%	50	100%	16	100%	-	100%
ALL RESPONDENTS											

TOTAL ANNUAL FAMILY INCOME:

Less than \$5,000.	3	2	-	-	2	4	1	2	-	-	-
\$5,001. - \$7,500.	10	8	-	-	5	9	5	10	-	-	-
\$7,501. - \$10,000.	17	14	1	20	8	15	8	16	-	-	-
\$10,001. - \$12,500.	12	10	1	20	5	9	4	8	2	13	-
\$12,501. - \$15,000.	16	13	-	-	5	9	10	20	1	6	-
\$15,001. - \$17,500.	9	7	-	-	2	4	3	6	4	25	-
\$17,501. - \$20,000.	6	5	-	-	3	6	1	2	2	13	-
\$20,001. - \$25,000.	8	6	-	-	3	6	4	8	1	6	-
\$25,001. - \$35,000.	1	1	-	-	1	2	-	-	-	-	-
Over \$35,000.	3	2	-	-	1	2	2	4	-	-	-
Refused	39	32	3	60	18	34	12	24	6	37	-

BASIC DATA (CONT'D)

PERCENTAGE OF INCREASE 11 - 15%												
			UNIT TYPE									
TOTAL			BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
85	100%		2	100%	29	100%	40	100%	14	100%	-	100%
ALL RESPONDENTS												

TOTAL ANNUAL FAMILY INCOME:

Less than \$5,000.
\$5,001. - \$7,500.
\$7,501. - \$10,000.
\$10,001. - \$12,500.
\$12,501. - \$15,000.
\$15,001. - \$17,500.
\$17,501. - \$20,000.
\$20,001. - \$25,000.
\$25,001. - \$35,000.
Over \$35,000.
Refused

7	8	1	50	5	17	1	2	-	-	-	-	-
5	6	-	-	3	10	2	5	-	-	-	-	-
8	9	1	50	3	10	4	10	-	-	-	-	-
9	11	-	-	3	11	5	13	1	7	-	-	-
7	8	-	-	1	4	4	10	2	14	-	-	-
3	4	-	-	1	3	2	5	-	-	-	-	-
10	12	-	-	5	17	2	5	3	22	-	-	-
8	9	-	-	-	-	4	10	4	29	-	-	-
1	1	-	-	-	-	-	-	1	7	-	-	-
4	5	-	-	-	-	3	8	1	7	-	-	-
23	27	-	-	8	28	13	32	2	14	-	-	-

BASIC DATA (CONT'D)

PERCENTAGE OF INCREASE 16 - 20%												
TOTAL			UNIT TYPE									
			BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
51	100%		1	100%	20	100%	22	100%	8	100%	-	100%
ALL RESPONDENTS												

TOTAL ANNUAL FAMILY INCOME:

Less than \$5,000.	2	4	-	-	2	10	-	-	-	-	-	-
\$5,001. - \$7,500.	8	15	-	-	5	25	3	14	-	-	-	-
\$7,501. - \$10,000.	6	12	-	-	4	20	1	5	1	12	-	-
\$10,001. - \$12,500.	6	12	1	100	-	-	5	23	-	-	-	-
\$12,501. - \$15,000.	4	8	-	-	1	5	3	14	-	-	-	-
\$15,001. - \$17,500.	3	6	-	-	1	5	2	9	-	-	-	-
\$17,501. - \$20,000.	5	10	-	-	1	5	2	9	2	25	-	-
\$20,001. - \$25,000.	6	12	-	-	2	10	1	3	3	38	-	-
\$25,001. - \$35,000.	-	-	-	-	-	-	-	-	-	-	-	-
Over \$35,000.	-	-	-	-	-	-	-	-	-	-	-	-
Refused	11	21	-	-	4	20	5	23	2	25	-	-

BASIC DATA (CONT'D)

PERCENTAGE OF INCREASE 21 - 25%												
TOTAL			UNIT TYPE									
			BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
16	100%		-	100%	4	100%	12	100%	-	100%	-	100%
ALL RESPONDENTS												
1	6		-	-	-	-	1	8	-	-	-	-
2	13		-	-	-	-	2	17	-	-	-	-
1	6		-	-	1	25	-	-	-	-	-	-
-	-		-	-	-	-	-	-	-	-	-	-
-	-		-	-	-	-	-	-	-	-	-	-
3	19		-	-	2	50	1	8	-	-	-	-
2	12		-	-	-	-	2	17	-	-	-	-
3	19		-	-	1	25	2	17	-	-	-	-
-	-		-	-	-	-	-	-	-	-	-	-
-	-		-	-	-	-	-	-	-	-	-	-
4	25		-	-	-	-	4	33	-	-	-	-
TOTAL ANNUAL FAMILY INCOME:												
Less than \$5,000.												
\$5,001. - \$7,500.												
\$7,501. - \$10,000.												
\$10,001. - \$12,500.												
\$12,501. - \$15,000.												
\$15,001. - \$17,500.												
\$17,501. - \$20,000.												
\$20,001. - \$25,000.												
\$25,001. - \$35,000.												
Over \$35,000.												
Refused												

BASIC DATA (CONT'D)

PERCENTAGE OF INCREASE 26 - 30%											
UNIT TYPE											
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
8	100%	-	100%	1	100%	5	100%	2	100%	-	100%
ALL RESPONDENTS											

TOTAL ANNUAL FAMILY INCOME:											
2	25	-	-	1	100	1	20	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
2	25	-	-	-	-	2	40	-	-	-	-
1	12	-	-	-	-	-	-	1	50	-	-
1	13	-	-	-	-	1	20	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
1	12	-	-	-	-	1	20	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
1	13	-	-	-	-	-	-	1	50	-	-
-	-	-	-	-	-	-	-	-	-	-	-
Over \$35,000.											

BASIC DATA (CONT'D)

		PERCENTAGE OF INCREASE 31 % OR MORE											
		UNIT TYPE											
TOTAL		BACHELOR		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM			
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
14	100%	1	100%	5	100%	8	100%	-	100%	-	100%	-	100%
ALL RESPONDENTS													

TOTAL ANNUAL FAMILY INCOME:

Less than \$5,000.	-	-	-	-	-	-	-	-	-	-	-	-	-
\$5,001. - \$7,500.	3	22	1	100	2	40	-	-	-	-	-	-	-
\$7,501. - \$10,000.	4	29	-	-	-	-	4	50	-	-	-	-	-
\$10,001. - \$12,500.	1	7	-	-	1	20	-	-	-	-	-	-	-
\$12,501. - \$15,000.	1	7	-	-	1	20	-	-	-	-	-	-	-
\$15,001. - \$17,500.	-	-	-	-	-	-	-	-	-	-	-	-	-
\$17,501. - \$20,000.	-	-	-	-	-	-	-	-	-	-	-	-	-
\$20,001. - \$25,000.	2	14	-	-	-	-	2	25	-	-	-	-	-
\$25,001. - \$35,000.	1	7	-	-	-	-	1	12	-	-	-	-	-
Over \$35,000.	-	-	-	-	-	-	-	-	-	-	-	-	-
Refused	2	14	-	-	1	20	1	13	-	-	-	-	-

My name is _____ of Elliott Research Corporation. We are conducting a confidential survey among apartment dwellers in Metropolitan Toronto. All results of the survey will remain confidential. We do not even have to have your name or telephone number on the questionnaire if you so desire. We would appreciate a few moments of your time.

- 1) First of all, could you tell me whether you own or rent your present dwelling.
- ☐ Rent ☐ Own - RECORD AND DISCONTINUE

IF RENT, ASK:

- a) What is your present dwelling type? Is it a(n)

- ☐ Apartment
☐ Duplex
☐ Townhouse complex
☐ Room/boardings house - RECORD AND DISCONTINUE
☐ House - RECORD AND DISCONTINUE

First of all, how would you best describe the apartment unit in which you live.
(READ LIST)

- ☐ Bachelor ☐ 2 bedrooms ☐ 4 bedrooms
☐ 1 bedroom ☐ 3 bedrooms ☐ Other (specify) _____

Does this building/complex that you live in contain - (READ LIST)

- ☐ Less than 6 units ☐ 6 units or more

Could you please estimate the age of this building/complex? (READ LIST)

- ☐ Less than 6 months ☐ 5 - 10 years
☐ 6 months to 1 year ☐ 10 - 20 years
☐ 1 - 3 years ☐ More than 20 years
☐ 3 - 5 years

When do you pay your rent, or in other words, who owns the building in which you live.

INTERVIEWER NOTE: IF RESPONDENT PAYS RENT TO A GOVERNMENT AGENCY, OR A GOVERNMENT AGENCY OWNS THE BUILDING SUCH AS ONTARIO HOUSING, ETC., THANK RESPONDENT AND DISCONTINUE INTERVIEW. IF PRIVATELY OWNED, CONTINUE.

IF PRIVATELY OWNED BUILDING, ASK:

Are you in a controlled rent (limited dividend) building?

- ☐ Yes - RECORD AND DISCONTINUE ☐ No

INTERVIEWER NOTE: A CONTROLLED RENT BUILDING IS ONE WHERE IT IS PRIVATELY OWNED AND GOVERNMENT SUBSIDISED AND THE OCCUPANT MUST BE IN A CERTAIN INCOME CATEGORY.

This is a fairly personal question but absolutely necessary for the results to be meaningful. Would you please tell me the current basic monthly rent for the unit you are living in? By basic rent I mean the rent you pay excluding any extras, such as parking, hydro, cable, etc., which you might pay in addition to your basic rent.

\$ _____

How much do you pay for parking your car? \$ _____

- Is it ☐ Indoor OR ☐ Outdoor?

Do you pay any extra amounts to the landlord for services? If so, please specify.

(INTERVIEWER: IT IS NOT NECESSARY TO RECORD AMOUNTS PAID)

SERVICE

☐ No extra amounts paid to landlord.

What other extras do you pay, e.g. hydro, cable, etc. Please specify.

(INTERVIEWER: IT IS NOT NECESSARY TO RECORD AMOUNTS PAID)

How long have you been occupying this dwelling?

(Specify months or years or weeks)

Are you currently on a lease?

☐ YES

☐ NO - SKIP TO Q. 10.

IF "YES"

When did you sign your current lease? I.E. How long ago did you sign it?

What period of time was this lease for when you signed it?

☐ 6 months

☐ 2 years

☐ 1 year

☐ Other (specify)

Does this lease contain any escalation clauses? ☐ Yes ☐ No - SKIP TO Q. 10

IF "YES"

Please specify.

ASK EVERYONE (INTERVIEWER REFER TO Q. 7)

You have indicated that you have been occupying this apartment for (_____) number of years/months.

a) What was the basic rent when you moved in? \$ _____

b) Have you had any basic rent increases since you moved in?

☐ Yes

☐ No - GO TO Q. 11

IF "YES"

c) How long ago was the last basic rent increase at your present dwelling and what basic rent were you paying before it?

Length of time from last increase (specify months or years) _____

Rent previously paid \$ _____

10. c) Were there any changes in services for this latest rent change, e.g. hydro or cable included?

☐ Yes

☐ No - SKIP TO Q. 10(f).

IF "YES"

e) Please explain: _____

11. Did you have a basic rent increase at your present dwelling before this latest one?

☐ Yes

☐ No - SKIP TO Q. 11.

IF "YES"

12. What length of time was there between your latest basic rent increase and the one before it and what basic rent were you paying before this earlier increase?

TIME BETWEEN TWO INCREASES

RENT PAID BEFORE EARLIER INCREASE

ASK EVERYONE

What will be the term or length of your next lease?

☐ 6 months

☐ 2 years

☐ Don't know

☐ 1 year

☐ 3 years

If you remain in your present dwelling what do you anticipate your next basic rent will be?

\$ _____

Do you consider the current rent on this unit -

☐ Over priced

☐ Fairly priced

☐ Under priced

How would you describe the physical condition of the building in terms of cleanliness, maintenance, and service reliability (e.g. heat, elevators, etc.)

(See List)

	VERY GOOD	GOOD	ADEQUATE	POOR	VERY POOR
Cleanliness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service reliability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is this building specified as an adult only building?

☐ Yes

☐ No - SKIP TO Q. 16 a)

IF "YES"

13. Was it an adult-only building when you moved in or has it been converted since you moved in?

☐ When you moved in

☐ Has been converted

IF HAS BEEN CONVERTED:

How long ago was it converted? _____

16. a) Do you intend to buy your own residence within the next year or two?

☐ Yes

☐ No - SKIP TO Q. 16 d)

IF "YES"

b) When do you intend to buy your own residence?

c) What kind will you buy at that time?

☐ Single Family House

☐ Townhouse

☐ Other (Specify) _____

IF "NO" IN Q. 16. a), ASK:

d) Why is it that you do not intend to buy your own residence within the next one or two years? (PROBE)

ASK EVERYONE:

17. How much more a month would you be willing to spend on ownership?

☐ Less than \$50.

☐ \$150. - \$200.

☐ \$50. - \$100.

☐ \$200. - \$250.

☐ \$100. - \$150.

18. Are you aware of various government ownership assistance programmes, e.g.
(READ LIST)

Home Ownership Made Easy (HOME)

AWARE

NOT
AWARE

☐

☐

Ontario Government First Home Buyer Grants of \$1,500

☐

☐

Federal Grant of \$500. to first time buyers in specific income groups

☐

☐

Assisted Home Ownership Programme (A.H.O.P.)

☐

☐

BASIC DATA

A. SEX OF RESPONDENT: ☐ Male ☐ Female

B. MARITAL STATUS: ☐ Single ☐ Married ☐ Widowed/divorced

C. FAMILY COMPOSITION:
Would you please tell me the age and sex of the members of your family.

MALE

FEMALE

D. OCCUPATION OF MALE HEAD OF HOUSEHOLD:

TYPE OF JOB: _____ TYPE OF COMPANY: _____

Does the female head of the household work outside the home -

☐ Full time ☐ Part time ☐ Not at all

OCCUPATION OF FEMALE HEAD OF HOUSEHOLD:

TYPE OF JOB: _____ TYPE OF COMPANY: _____

INCOME OF HEAD OF HOUSEHOLD:

Into which of the following categories may I place the income of the head of the household?

☐ Less than \$5,000

☐ \$12,501 - \$15,000

☐ \$25,001 - \$50,000

☐ \$5,001 - \$7,500

☐ \$15,001 - \$17,500

☐ Over \$50,000

☐ \$7,501 - \$10,000

☐ \$17,501 - \$20,000

☐ \$10,001 - \$12,500

☐ \$20,001 - \$25,000

ANNUAL FAMILY INCOME:

☐ Less than \$5,000

☐ \$12,501 - \$15,000

☐ \$25,001 - \$50,000

☐ \$5,001 - \$7,500

☐ \$15,001 - \$17,500

☐ Over \$50,000

☐ \$7,501 - \$10,000

☐ \$17,501 - \$20,000

☐ \$10,001 - \$12,500

☐ \$20,001 - \$25,000

NAME: _____ TEL. NO: _____

ADDRESS: _____ DATE: _____

INTERVIEWER: _____

